



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Specialty Name: Fast Food and Institutional Restaurants

Previous Physical Inspection: In the last cycle, approximately 50% of the parcels were inspected. Included were McDonald's, Burger King, Skipper's, Boston Market and various other small chains. The entire specialty has now been physically inspected. In this cycle, inspections of newer restaurants, closed facilities and appealed properties were conducted. Data was checked and corrected for all of the properties in the specialty.

Sales - Improved Summary:

Number of Sales: 8

Range of Sale Dates: 6/96-9/98

Sales - Ratio Study Summary

See attached ratio summary for 1998 values compared to current sales. The COV is 11.7%, the COD is 6.6% and the weighted mean ratio is 93.5%. These are acceptable indicators of uniformity and value level. Current sales activity does not warrant (maintenance parcels excepted) change from previous value. Please note sales information in the 1998 report as well as the more current data.

Sales used in Analysis: All improved sales, which were verified as good, were included in the analysis.

Population - Improved Parcel Summary Data

1998 values: Land \$161,843,200 Imps \$115,437,900 Total \$277,281,100

1999 values: Land \$175,594,500 Imps \$110,678,100 Total \$286,272,600

Total change in value: +3.2%.

Number of improved Parcels in the Population: 384.

Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.